

NEBRASKA

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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

ROCK COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Rock County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Rock County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: TJ Ellermeier, Rock County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

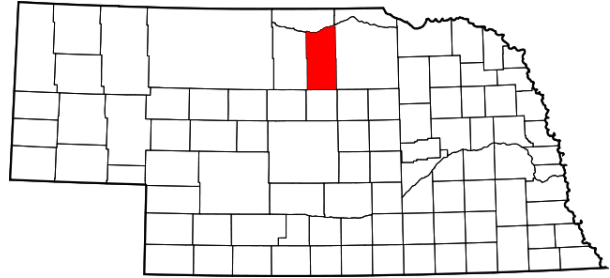
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

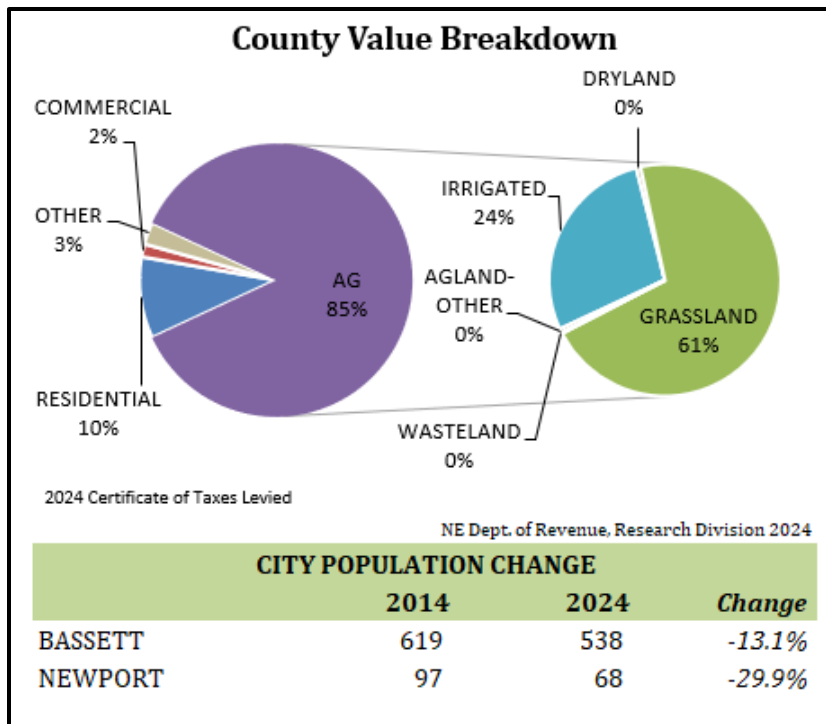
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,008 square miles, Rock County has 1,271 residents, per the Census Bureau Quick Facts for 2023, reflecting a slight population increase from the 2020 US Census. Reports indicate that 76% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$74,069 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Rock County are located in and around the county seat of Bassett. According to the latest information available from the U.S. Census Bureau, there are 45 employer establishments with total employment of 339, for a 8% increase in employment since the previous year 2019.



Agricultural land is the single largest contributor of the county's valuation base. Grassland makes up the majority of the land in the county. Rock is included in the Middle Niobrara, Lower Niobrara, Upper Elkhorn and Lower Loup Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Rock County ranks third in forage-land used for all hay and haylage, grass silage, and greenchop (USDA AgCensus).

2025 Residential Correlation for Rock County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The county's sales and verification processes were reviewed. All arm's-length transactions have been made available for measurement purposes. The usability rate for the residential class is above the statewide average, however review of both the qualified and non-qualified sales roster supports that sales are sufficiently coded.

The county assessor has established four valuation groups for the residential class based on the assessor locations. Valuation Group 1 is Bassett which is the main hub with all amenities. Valuation Group 2 is a newer subdivision on the south side of Bassett with newer larger homes with basements. Valuation Group 3 is Newport located east of Bassett with very little activity. The rural residential is Valuation Group 4.

The county assessor is current with the required six-year review and inspection cycle, which includes the staff's physical inspection, new measurements if needed, along with new pictures of all improvements. The quality and condition are also noted.

A written valuation methodology was submitted from the Rock County Assessor.

2025 Residential Assessment Details for Rock County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Bassett	*2024	*2024	*2024	*2024	
2	Bassett Suburban	2023	2023	2023	2023	
3	Newport	2020	2019	2019	2019	
4	Rural	2019	2019	2017	2020-2021	
<u>Additional comments:</u> All pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The sales sample has 41 qualified sales for the residential class falling in all four valuation groups. The median and mean measure of central tendency is within the acceptable range, while the weighted mean is low. The COD is acceptable for a rural market, while the PRD is high.

2025 Residential Correlation for Rock County

This year's appraisal work was focused on Valuation Group 1 where the PRD is improved at 105%, supporting that the county assessor's actions are improving vertical equity; more work could be done by adjusting the depreciation tables to better fit the market.

Valuation Group 4 is the rural residential area and has four qualified sales with sale ratios ranging from 47% to 124%. The three statistical measures are below the range and the COD and PRD are well above. Due to the low number of sales and the variability in the sample a recommendation is not warranted.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate similar changes. Changes to the population and the sample reflect the stated assessment actions.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. The same appraisal techniques are used throughout the class and all residential subclasses are at an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	29	93.92	97.33	92.87	15.09	104.80
2	2	87.01	87.01	86.39	08.45	100.72
3	6	92.70	103.24	87.21	27.29	118.38
4	4	71.13	78.24	64.19	30.65	121.89
____ ALL ____	41	92.92	95.83	86.45	18.36	110.85

Level of Value

Based on analysis of all available information, the level of value for the residential property in Rock County is 93%.

2025 Commercial Correlation for Rock County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

Sales verification and qualification processes are reviewed. The county assessor's office utilizes sales questionnaires. The usability rate is above the statewide average. However, review of qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for measurement of the commercial class.

A review of the valuation groups shows the commercial class is combined into one group. Bassett is the main commercial hub with Newport and the rural area having very few commercial properties. The county assessor complies with the six-year inspection and review cycle for the commercial class. The county assessor and staff physically review/inspect, remeasure all improvements if discrepancies are found and takes new pictures when reviewing properties. The quality and condition are also noted.

2025 Commercial Assessment Details for Rock County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Bassett, Newport, Rural	2023	2023	2023	2023	
<u>Additional comments:</u> All pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The commercial profile consists of 11 qualified sales. All three measures are within the acceptable range. The COD is slightly above the range for a rural commercial market, while the PRD is five percentage points above the IAAO acceptable range. Removal of ratios on each end of the array, move the median from 94% to 103%, indicating the median, is not a reliable point estimate of the level of value, but generally supports a level of value near the acceptable range. All commercial properties are valued using the cost approach.

A review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL), shows the values changed consistent with the reported actions of the county assessor.

Equalization and Quality of Assessment

2025 Commercial Correlation for Rock County

Based on the review of assessment practices, commercial values are within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Rock County is determined to be at the statutory level of 100% of market value.

2025 Agricultural Correlation for Rock County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales verification and qualification processes are reviewed. The usability rate is above the statewide average; however, review of both the qualified and non-qualified sales roster supports that only arm's-length sales have been utilized for the measurement of the agricultural class.

Land use is kept up to date by using the latest aerial imagery comparisons as well as information from the public. The Rock County Assessor complies with the requirements of the six-year inspection and review cycle. The county assessor and staff physically review and inspect all improved agricultural properties. Rock County does have acres enrolled in both the Conservation Reserve Program (CRP) as well as Wetland Reserve Program (WRP). For CRP, letters are mailed out to gather as much information as possible for acres enrolled. The county assessor does identify feedlots as intensive use and values it accordingly.

2025 Agricultural Assessment Details for Rock County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2019	2019	2017	2020-2021	
AB DW	Agricultural dwellings	2019	2019	2017	2020-2021	
<u>Additional comments:</u> All pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
2	southern portion of the county, majority is grassland	2022-2023	Irrigated land increased approximately 7%, dryland 15% and grassland 31%.
3	north/northwest part of the county, more irrigated land	2022-2023	Irrigated land increased approximately 12%, dryland 15% and grassland 31%.
<u>Additional comments:</u>			

2025 Agricultural Correlation for Rock County

Description of Analysis

The statistical sample of qualified agricultural sales contain 36 sales. All three measures of central tendency are within the acceptable range. Both market areas as well as the 80% Majority Land Use (MLU) for grassland in market area 2 and irrigated land in market area 3 are in the acceptable range. With so few irrigated and dryland sales in market area 2 reliable measurement is difficult.

The 80% Majority Land Use (MLU) grassland in market area 3 with seven sales is below the range. Hypothetically removing a ratio at each end of the sales array swings the median from 61% to 81%. Grassland values were increased approximately 31% in both market areas. When comparing the average acre value comparison chart of Rock market area 3 to the surrounding county grassland values it appears the values are similar and equalized. The Rock County Assessor has achieved an acceptable level of value for all land use subclasses. The seven sales in Market Area 3 have ratios ranging from 23% to 112% and an extremely high COD of 42% for the agricultural class. Based on the variability in the statistics, the sample is not reliable for measurement purposes. A substat of the 80% MLU grassland in market area 3 can be found in the appendix of this report.

The reported assessment actions are reflected in the 2025 County Abstract of Assessment for Real Property, Form 45, compared with the 2024 Certificate of Taxes Levied Report (CTL).

Equalization and Quality of Assessment

The review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level. Review of the statistical sample, comparable counties, and assessment practices indicate that the Rock County Assessor has achieved equalization. The quality of assessment in the agricultural land class of property in Rock County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	11	69.56	69.77	68.12	13.13	102.42
2	1	58.93	58.93	58.93	00.00	100.00
3	10	72.71	70.85	69.06	12.35	102.59
<u>Grass</u>						
County	18	68.28	72.77	70.77	28.73	102.83
2	11	69.54	73.66	73.11	20.52	100.75
3	7	64.69	71.37	59.92	42.25	119.11
<u>ALL</u>	36	69.59	73.28	71.75	24.76	102.13

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Rock County is 70%.

2025 Opinions of the Property Tax Administrator for Rock County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Rock County

Residential Real Property - Current

Number of Sales	41	Median	92.92
Total Sales Price	\$3,386,225	Mean	95.83
Total Adj. Sales Price	\$3,386,225	Wgt. Mean	86.45
Total Assessed Value	\$2,927,250	Average Assessed Value of the Base	\$63,066
Avg. Adj. Sales Price	\$82,591	Avg. Assessed Value	\$71,396

Confidence Interval - Current

95% Median C.I	82.33 to 102.90
95% Wgt. Mean C.I	76.98 to 95.91
95% Mean C.I	88.98 to 102.68
% of Value of the Class of all Real Property Value in the County	5.83
% of Records Sold in the Study Period	5.24
% of Value Sold in the Study Period	5.93

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	55	98	94.26
2023	61	98	97.74
2022	47	99	99.12
2021	51	99	99.12

2025 Commission Summary for Rock County

Commercial Real Property - Current

Number of Sales	11	Median	99.78
Total Sales Price	\$876,000	Mean	99.99
Total Adj. Sales Price	\$876,000	Wgt. Mean	92.61
Total Assessed Value	\$811,285	Average Assessed Value of the Base	\$73,585
Avg. Adj. Sales Price	\$79,636	Avg. Assessed Value	\$73,753

Confidence Interval - Current

95% Median C.I	64.95 to 127.87
95% Wgt. Mean C.I	69.71 to 115.52
95% Mean C.I	75.62 to 124.36
% of Value of the Class of all Real Property Value in the County	1.25
% of Records Sold in the Study Period	7.64
% of Value Sold in the Study Period	7.66

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	10	100	98.86
2023	10	100	96.88
2022	12	100	95.32
2021	17	100	97.14

75 Rock
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 41
 Total Sales Price : 3,386,225
 Total Adj. Sales Price : 3,386,225
 Total Assessed Value : 2,927,250
 Avg. Adj. Sales Price : 82,591
 Avg. Assessed Value : 71,396

MEDIAN : 93
 WGT. MEAN : 86
 MEAN : 96
 COD : 18.36
 PRD : 110.85

COV : 23.34
 STD : 22.37
 Avg. Abs. Dev : 17.06
 MAX Sales Ratio : 162.72
 MIN Sales Ratio : 46.58

95% Median C.I. : 82.33 to 102.90
 95% Wgt. Mean C.I. : 76.98 to 95.91
 95% Mean C.I. : 88.98 to 102.68

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	3	102.90	97.78	95.26	11.78	102.65	77.03	113.40	N/A	54,000	51,440
01-JAN-23 To 31-MAR-23	3	82.02	92.40	82.79	19.35	111.61	73.79	121.40	N/A	71,000	58,780
01-APR-23 To 30-JUN-23	7	89.94	89.67	85.87	06.37	104.43	79.66	104.09	79.66 to 104.09	129,471	111,183
01-JUL-23 To 30-SEP-23	5	92.92	98.32	98.93	15.69	99.38	76.50	135.89	N/A	27,100	26,810
01-OCT-23 To 31-DEC-23	2	101.43	101.43	98.27	06.74	103.22	94.59	108.26	N/A	99,213	97,495
01-JAN-24 To 31-MAR-24	5	88.63	92.72	89.90	15.25	103.14	66.30	122.30	N/A	32,300	29,037
01-APR-24 To 30-JUN-24	9	94.36	90.63	74.38	20.65	121.85	46.58	123.90	73.31 to 119.50	109,667	81,570
01-JUL-24 To 30-SEP-24	7	106.67	108.14	97.98	26.15	110.37	75.64	162.72	75.64 to 162.72	88,929	87,136
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	18	90.44	93.88	87.73	13.57	107.01	73.79	135.89	82.02 to 102.90	78,711	69,055
01-OCT-23 To 30-SEP-24	23	94.59	97.36	85.52	21.61	113.84	46.58	162.72	75.97 to 108.26	85,627	73,229
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	17	90.93	94.08	88.33	12.52	106.51	73.79	135.89	82.02 to 104.09	85,484	75,509
<u>ALL</u>	41	92.92	95.83	86.45	18.36	110.85	46.58	162.72	82.33 to 102.90	82,591	71,396

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	29	93.92	97.33	92.87	15.09	104.80	73.31	135.93	86.83 to 106.15	73,525	68,284
2	2	87.01	87.01	86.39	08.45	100.72	79.66	94.36	N/A	235,000	203,008
3	6	92.70	103.24	87.21	27.29	118.38	73.62	162.72	73.62 to 162.72	27,333	23,838
4	4	71.13	78.24	64.19	30.65	121.89	46.58	124.13	N/A	155,000	99,495
<u>ALL</u>	41	92.92	95.83	86.45	18.36	110.85	46.58	162.72	82.33 to 102.90	82,591	71,396

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	40	93.42	96.57	86.48	18.00	111.67	46.58	162.72	86.40 to 102.90	84,531	73,098
06	1	66.30	66.30	66.30	00.00	100.00	66.30	66.30	N/A	5,000	3,315
07											
<u>ALL</u>	41	92.92	95.83	86.45	18.36	110.85	46.58	162.72	82.33 to 102.90	82,591	71,396

75 Rock
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 41	MEDIAN : 93	COV : 23.34	95% Median C.I. : 82.33 to 102.90
Total Sales Price : 3,386,225	WGT. MEAN : 86	STD : 22.37	95% Wgt. Mean C.I. : 76.98 to 95.91
Total Adj. Sales Price : 3,386,225	MEAN : 96	Avg. Abs. Dev : 17.06	95% Mean C.I. : 88.98 to 102.68
Total Assessed Value : 2,927,250			
Avg. Adj. Sales Price : 82,591	COD : 18.36	MAX Sales Ratio : 162.72	
Avg. Assessed Value : 71,396	PRD : 110.85	MIN Sales Ratio : 46.58	

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	10	109.25	108.29	111.37	22.03	97.23	66.30	162.72	76.50 to 135.89	9,700	10,803
Less Than 30,000	12	109.25	106.72	105.26	22.18	101.39	66.30	162.72	76.50 to 123.90	11,708	12,325
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	41	92.92	95.83	86.45	18.36	110.85	46.58	162.72	82.33 to 102.90	82,591	71,396
Greater Than 14,999	31	89.94	91.81	85.71	15.78	107.12	46.58	135.93	79.66 to 99.91	106,104	90,943
Greater Than 29,999	29	89.94	91.32	85.63	14.94	106.64	46.58	135.93	79.66 to 99.91	111,922	95,840
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	10	109.25	108.29	111.37	22.03	97.23	66.30	162.72	76.50 to 135.89	9,700	10,803
15,000 TO 29,999	2	98.85	98.85	91.64	25.35	107.87	73.79	123.90	N/A	21,750	19,933
30,000 TO 59,999	8	91.93	95.35	95.10	10.98	100.26	75.64	113.40	75.64 to 113.40	47,428	45,102
60,000 TO 99,999	13	90.93	91.86	91.39	14.36	100.51	73.31	124.13	75.97 to 104.09	82,823	75,690
100,000 TO 149,999	2	115.26	115.26	112.87	17.93	102.12	94.59	135.93	N/A	130,000	146,733
150,000 TO 249,999	3	82.02	84.11	84.32	07.49	99.75	75.95	94.36	N/A	200,000	168,637
250,000 TO 499,999	3	79.66	69.52	68.33	14.96	101.74	46.58	82.33	N/A	309,867	211,733
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	41	92.92	95.83	86.45	18.36	110.85	46.58	162.72	82.33 to 102.90	82,591	71,396

75 Rock
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 11
 Total Sales Price : 876,000
 Total Adj. Sales Price : 876,000
 Total Assessed Value : 811,285
 Avg. Adj. Sales Price : 79,636
 Avg. Assessed Value : 73,753

MEDIAN : 100
 WGT. MEAN : 93
 MEAN : 100
 COD : 26.52
 PRD : 107.97

COV : 36.28
 STD : 36.28
 Avg. Abs. Dev : 26.46
 MAX Sales Ratio : 180.16
 MIN Sales Ratio : 47.24

95% Median C.I. : 64.95 to 127.87
 95% Wgt. Mean C.I. : 69.71 to 115.52
 95% Mean C.I. : 75.62 to 124.36

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-21 To 31-DEC-21	1	72.06	72.06	72.06	00.00	100.00	72.06	72.06	N/A	150,000	108,095
01-JAN-22 To 31-MAR-22	1	125.22	125.22	125.22	00.00	100.00	125.22	125.22	N/A	55,000	68,870
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	3	106.43	113.42	109.93	06.87	103.17	105.95	127.87	N/A	58,333	64,123
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	2	93.59	93.59	89.88	06.61	104.13	87.40	99.78	N/A	75,000	67,408
01-APR-23 To 30-JUN-23	1	82.87	82.87	82.87	00.00	100.00	82.87	82.87	N/A	82,500	68,365
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24	2	56.10	56.10	64.21	15.79	87.37	47.24	64.95	N/A	101,750	65,338
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24	1	180.16	180.16	180.16	00.00	100.00	180.16	180.16	N/A	60,000	108,095
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	5	106.43	107.51	97.19	14.11	110.62	72.06	127.87	N/A	76,000	73,867
01-OCT-22 To 30-SEP-23	3	87.40	90.02	87.39	06.45	103.01	82.87	99.78	N/A	77,500	67,727
01-OCT-23 To 30-SEP-24	3	64.95	97.45	90.61	68.22	107.55	47.24	180.16	N/A	87,833	79,590
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	4	115.83	116.37	113.58	08.79	102.46	105.95	127.87	N/A	57,500	65,310
01-JAN-23 To 31-DEC-23	3	87.40	90.02	87.39	06.45	103.01	82.87	99.78	N/A	77,500	67,727
<u>ALL</u>	11	99.78	99.99	92.61	26.52	107.97	47.24	180.16	64.95 to 127.87	79,636	73,753

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	11	99.78	99.99	92.61	26.52	107.97	47.24	180.16	64.95 to 127.87	79,636	73,753
<u>ALL</u>	11	99.78	99.99	92.61	26.52	107.97	47.24	180.16	64.95 to 127.87	79,636	73,753

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	4	96.68	100.36	96.43	15.75	104.08	82.87	125.22	N/A	80,625	77,746
03	7	99.78	99.78	90.39	32.96	110.39	47.24	180.16	47.24 to 180.16	79,071	71,471
04											
<u>ALL</u>	11	99.78	99.99	92.61	26.52	107.97	47.24	180.16	64.95 to 127.87	79,636	73,753

75 Rock
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 11
Total Sales Price : 876,000
Total Adj. Sales Price : 876,000
Total Assessed Value : 811,285
Avg. Adj. Sales Price : 79,636
Avg. Assessed Value : 73,753

MEDIAN : 100
WGT. MEAN : 93
MEAN : 100
COD : 26.52
PRD : 107.97

COV : 36.28
STD : 36.28
Avg. Abs. Dev : 26.46
MAX Sales Ratio : 180.16
MIN Sales Ratio : 47.24

95% Median C.I. : 64.95 to 127.87
95% Wgt. Mean C.I. : 69.71 to 115.52
95% Mean C.I. : 75.62 to 124.36

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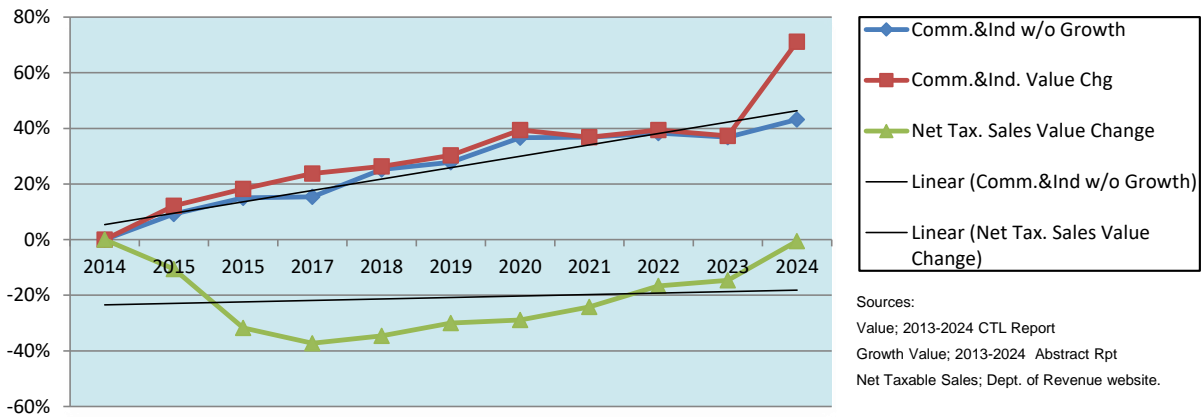
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	47.24	47.24	47.24	00.00	100.00	47.24	47.24	N/A	8,500	4,015
Less Than 30,000	1	47.24	47.24	47.24	00.00	100.00	47.24	47.24	N/A	8,500	4,015
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	99.78	99.99	92.61	26.52	107.97	47.24	180.16	64.95 to 127.87	79,636	73,753
Greater Than 14,999	10	102.87	105.27	93.06	23.19	113.12	64.95	180.16	72.06 to 127.87	86,750	80,727
Greater Than 29,999	10	102.87	105.27	93.06	23.19	113.12	64.95	180.16	72.06 to 127.87	86,750	80,727
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	47.24	47.24	47.24	00.00	100.00	47.24	47.24	N/A	8,500	4,015
15,000 TO 29,999											
30,000 TO 59,999	3	125.22	117.62	119.27	07.47	98.62	99.78	127.87	N/A	38,333	45,722
60,000 TO 99,999	4	106.19	118.85	114.95	23.02	103.39	82.87	180.16	N/A	71,875	82,618
100,000 TO 149,999	1	87.40	87.40	87.40	00.00	100.00	87.40	87.40	N/A	120,000	104,880
150,000 TO 249,999	2	68.51	68.51	68.04	05.20	100.69	64.95	72.06	N/A	172,500	117,378
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	11	99.78	99.99	92.61	26.52	107.97	47.24	180.16	64.95 to 127.87	79,636	73,753

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	2	87.56	87.56	110.06	46.05	79.56	47.24	127.87	N/A	19,250	21,188
344	1	99.78	99.78	99.78	00.00	100.00	99.78	99.78	N/A	30,000	29,935
350	1	64.95	64.95	64.95	00.00	100.00	64.95	64.95	N/A	195,000	126,660
352	4	96.68	100.36	96.43	15.75	104.08	82.87	125.22	N/A	80,625	77,746
447	2	126.11	126.11	102.95	42.86	122.50	72.06	180.16	N/A	105,000	108,095
531	1	106.43	106.43	106.43	00.00	100.00	106.43	106.43	N/A	80,000	85,140
<u>ALL</u>	11	99.78	99.99	92.61	26.52	107.97	47.24	180.16	64.95 to 127.87	79,636	73,753

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 7,008,410	\$ 135,505	1.93%	\$ 6,872,905		\$ 10,987,201	
2014	\$ 7,860,610	\$ 207,398	2.64%	\$ 7,653,212	9.20%	\$ 9,829,844	-10.53%
2015	\$ 8,288,380	\$ 225,020	2.71%	\$ 8,063,360	2.58%	\$ 7,501,792	-23.68%
2016	\$ 8,673,580	\$ 584,520	6.74%	\$ 8,089,060	-2.40%	\$ 6,893,847	-8.10%
2017	\$ 8,854,520	\$ 77,015	0.87%	\$ 8,777,505	1.20%	\$ 7,186,548	4.25%
2018	\$ 9,129,340	\$ 171,910	1.88%	\$ 8,957,430	1.16%	\$ 7,687,296	6.97%
2019	\$ 9,771,465	\$ 193,295	1.98%	\$ 9,578,170	4.92%	\$ 7,815,048	1.66%
2020	\$ 9,592,025	\$ 490	0.01%	\$ 9,591,535	-1.84%	\$ 8,326,605	6.55%
2021	\$ 9,772,695	\$ 80,000	0.82%	\$ 9,692,695	1.05%	\$ 9,158,049	9.99%
2022	\$ 9,623,150	\$ 32,875	0.34%	\$ 9,590,275	-1.87%	\$ 9,382,037	2.45%
2023	\$ 11,994,890	\$ 1,960,495	16.34%	\$ 10,034,395	4.27%	\$ 10,931,957	16.52%
2024	\$ 10,814,036	\$ 120,560	1.11%	\$ 10,693,476	-10.85%	\$ 11,396,770	4.25%
Ann %chg	3.24%			Average	0.67%	1.49%	0.94%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	9.20%	12.16%	-10.53%
2015	15.05%	18.26%	-31.72%
2016	15.42%	23.76%	-37.26%
2017	25.24%	26.34%	-34.59%
2018	27.81%	30.26%	-30.03%
2019	36.67%	39.42%	-28.87%
2020	36.86%	36.86%	-24.22%
2021	38.30%	39.44%	-16.65%
2022	36.84%	37.31%	-14.61%
2023	43.18%	71.15%	-0.50%
2024	52.58%	54.30%	3.73%

County Number	75
County Name	Rock

75 Rock**AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 36
 Total Sales Price : 46,030,913
 Total Adj. Sales Price : 46,030,913
 Total Assessed Value : 33,026,725
 Avg. Adj. Sales Price : 1,278,636
 Avg. Assessed Value : 917,409

MEDIAN : 70
 WGT. MEAN : 72
 MEAN : 73
 COD : 24.76
 PRD : 102.13

COV : 30.79
 STD : 22.56
 Avg. Abs. Dev : 17.23
 MAX Sales Ratio : 123.04
 MIN Sales Ratio : 23.43

95% Median C.I. : 59.80 to 80.48
 95% Wgt. Mean C.I. : 65.52 to 77.98
 95% Mean C.I. : 65.91 to 80.65

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	2	75.10	75.10	95.97	34.31	78.25	49.33	100.86	N/A	474,000	454,910
01-JAN-22 To 31-MAR-22	3	83.85	91.39	84.84	22.16	107.72	67.29	123.04	N/A	816,667	692,885
01-APR-22 To 30-JUN-22	3	51.65	70.96	77.75	50.07	91.27	41.82	119.41	N/A	1,172,667	911,745
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	8	77.65	84.43	74.21	18.85	113.77	67.84	111.56	67.84 to 111.56	824,250	611,702
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	7	75.86	76.60	73.13	14.88	104.74	58.93	107.03	58.93 to 107.03	3,125,049	2,285,398
01-JUL-23 To 30-SEP-23	2	46.49	46.49	32.90	49.60	141.31	23.43	69.54	N/A	220,271	72,480
01-OCT-23 To 31-DEC-23	3	57.23	60.73	61.72	14.61	98.40	49.94	75.01	N/A	367,200	226,637
01-JAN-24 To 31-MAR-24	2	78.30	78.30	78.67	01.05	99.53	77.48	79.12	N/A	1,277,500	1,005,000
01-APR-24 To 30-JUN-24	3	57.89	62.76	57.99	24.91	108.23	43.56	86.83	N/A	325,476	188,740
01-JUL-24 To 30-SEP-24	3	56.54	56.45	54.03	04.01	104.48	53.00	59.80	N/A	1,857,333	1,003,508
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	8	75.57	79.66	82.76	35.90	96.25	41.82	123.04	41.82 to 123.04	864,500	715,464
01-OCT-22 To 30-SEP-23	17	72.13	76.74	72.77	20.49	105.46	23.43	111.56	67.01 to 98.28	1,700,582	1,237,433
01-OCT-23 To 30-SEP-24	11	57.89	63.31	61.41	18.52	103.09	43.56	86.83	49.94 to 79.12	927,730	569,696
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	14	77.65	83.04	77.28	26.00	107.45	41.82	123.04	67.29 to 111.56	897,286	693,393
01-JAN-23 To 31-DEC-23	12	68.28	67.61	71.84	20.61	94.11	23.43	107.03	57.23 to 80.48	1,951,457	1,401,888
<u>ALL</u>	36	69.59	73.28	71.75	24.76	102.13	23.43	123.04	59.80 to 80.48	1,278,636	917,409

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	14	72.28	76.60	75.83	22.91	101.02	49.94	119.41	57.89 to 100.86	1,507,758	1,143,293
3	22	69.59	71.17	68.29	25.36	104.22	23.43	123.04	53.00 to 82.18	1,132,832	773,665
<u>ALL</u>	36	69.59	73.28	71.75	24.76	102.13	23.43	123.04	59.80 to 80.48	1,278,636	917,409

75 Rock
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 36	MEDIAN : 70	COV : 30.79	95% Median C.I. : 59.80 to 80.48
Total Sales Price : 46,030,913	WGT. MEAN : 72	STD : 22.56	95% Wgt. Mean C.I. : 65.52 to 77.98
Total Adj. Sales Price : 46,030,913	MEAN : 73	Avg. Abs. Dev : 17.23	95% Mean C.I. : 65.91 to 80.65
Total Assessed Value : 33,026,725			
Avg. Adj. Sales Price : 1,278,636	COD : 24.76	MAX Sales Ratio : 123.04	
Avg. Assessed Value : 917,409	PRD : 102.13	MIN Sales Ratio : 23.43	

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Grass____											
County	17	67.01	70.76	67.90	27.49	104.21	23.43	111.56	56.54 to 98.28	1,096,933	744,820
2	10	68.28	70.32	69.79	17.50	100.76	49.94	100.86	57.23 to 86.83	1,508,107	1,052,465
3	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327
____ALL____	36	69.59	73.28	71.75	24.76	102.13	23.43	123.04	59.80 to 80.48	1,278,636	917,409

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	11	69.56	69.77	68.12	13.13	102.42	51.65	83.16	53.00 to 82.18	1,757,030	1,196,883
2	1	58.93	58.93	58.93	00.00	100.00	58.93	58.93	N/A	1,800,000	1,060,680
3	10	72.71	70.85	69.06	12.35	102.59	51.65	83.16	53.00 to 82.18	1,752,733	1,210,503
____Grass____											
County	18	68.28	72.77	70.77	28.73	102.83	23.43	111.56	57.23 to 98.28	1,118,079	791,297
2	11	69.54	73.66	73.11	20.52	100.75	49.94	107.03	57.23 to 100.86	1,505,329	1,100,551
3	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327
____ALL____	36	69.59	73.28	71.75	24.76	102.13	23.43	123.04	59.80 to 80.48	1,278,636	917,409

Rock County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Rock	3	n/a	4,150	4,100	4,000	3,928	3,924	3,899	3,330	3,937
Brown	1	3,670	3,670	3,470	3,470	2,400	3,200	3,200	3,090	3,377
Keya Paha	1	3,550	3,550	3,525	3,525	3,500	3,500	3,480	3,480	3,515
Boyd	1	4,100	4,100	3,900	3,900	3,625	3,625	3,450	3,450	3,769
Holt	3	2,900	2,900	2,900	2,900	2,672	2,800	2,600	2,600	2,752
Rock	2	n/a	2,850	2,750	2,725	2,675	2,650	2,600	2,400	2,601
Holt	3	2,900	2,900	2,900	2,900	2,672	2,800	2,600	2,600	2,752
Holt	4	n/a	n/a	n/a	2,900	n/a	2,800	2,600	2,600	2,766
Loup	1	3,197	3,197	3,197	3,197	2,819	2,819	2,819	1,880	2,959
Brown	1	3,670	3,670	3,470	3,470	2,400	3,200	3,200	3,090	3,377
Garfield	1	4,595	4,595	4,595	3,905	3,905	3,475	3,475	2,995	4,015

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Rock	3	n/a	1,265	1,230	1,230	1,100	1,060	1,000	920	1,093
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	1,003
Keya Paha	1	1,330	1,330	1,320	1,320	1,300	1,300	1,295	1,295	1,316
Boyd	1	2,700	2,700	2,525	2,525	2,425	2,425	2,275	2,275	2,551
Holt	3	2,700	2,700	2,650	2,650	2,450	2,450	2,100	2,100	2,519
Rock	2	n/a	n/a	1,230	1,230	1,100	n/a	n/a	920	1,073
Holt	3	2,700	2,700	2,650	2,650	2,450	2,450	2,100	2,100	2,519
Holt	4	n/a	n/a	n/a	2,650	2,450	2,450	2,100	2,100	2,433
Loup	1	n/a	1,000	1,000	1,000	935	935	935	935	967
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	1,003
Garfield	1	n/a	1,750	1,750	1,550	1,550	1,280	1,280	1,200	1,491

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Rock	3	1,250	1,185	1,115	1,051	1,000	880	770	731	1,005
Brown	1	974	973	828	828	769	768	740	734	795
Keya Paha	1	1,110	1,110	1,100	1,100	1,090	1,090	1,085	1,059	1,092
Boyd	1	1,875	1,875	1,825	1,825	1,775	1,775	1,675	1,675	1,786
Holt	3	1,816	2,029	1,627	1,854	1,452	1,453	1,450	1,453	1,687
Rock	2	1,250	1,188	1,115	1,065	894	875	770	570	1,019
Holt	3	1,816	2,029	1,627	1,854	1,452	1,453	1,450	1,453	1,687
Holt	4	913	948	807	1,200	800	800	n/a	800	848
Loup	1	900	n/a	900	900	900	900	900	900	900
Brown	1	974	973	828	828	769	768	740	734	795
Garfield	1	1,220	n/a	1,220	1,220	1,060	1,060	1,060	1,061	1,110

County	Mkt Area	CRP	TIMBER	WASTE
Rock	3	775	500	100
Brown	1	739	793	75
Keya Paha	1	n/a	n/a	79
Boyd	1	n/a	n/a	760
Holt	3	1,829	500	250
Rock	2	763	500	100
Holt	3	1,829	500	250
Holt	4	1,237	500	250
Loup	1	802	n/a	100
Brown	1	739	793	75
Garfield	1	1,246	n/a	191

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	65	COV :	47.15	95% Median C.I. :	23.43 to 111.56
Total Sales Price :	3,566,796	Wgt. Mean :	60	STD :	33.65	95% Wgt. Mean C.I. :	38.04 to 81.81
Total Adj. Sales Price :	3,566,796	Mean :	71	Avg. Abs. Dev :	27.33	95% Mean C.I. :	40.25 to 102.49
Total Assessed Value :	2,137,290						
Avg. Adj. Sales Price :	509,542	COD :	42.25	MAX Sales Ratio :	111.56		
Avg. Assessed Value :	305,327	PRD :	119.11	MIN Sales Ratio :	23.43		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	41.82	41.82	41.82		100.00	41.82	41.82	N/A	1,000,000	418,190
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	3	103.29	104.38	103.50	04.29	100.85	98.28	111.56	N/A	208,000	215,275
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	64.69	64.69	64.69		100.00	64.69	64.69	N/A	1,112,796	719,875
07/01/2023 To 09/30/2023	1	23.43	23.43	23.43		100.00	23.43	23.43	N/A	350,000	82,000
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	56.54	56.54	56.54		100.00	56.54	56.54	N/A	480,000	271,400
____Study Yrs____											
10/01/2021 To 09/30/2022	1	41.82	41.82	41.82		100.00	41.82	41.82	N/A	1,000,000	418,190
10/01/2022 To 09/30/2023	5	98.28	80.25	69.37	25.79	115.68	23.43	111.56	N/A	417,359	289,540
10/01/2023 To 09/30/2024	1	56.54	56.54	56.54		100.00	56.54	56.54	N/A	480,000	271,400
____Calendar Yrs____											
01/01/2022 To 12/31/2022	4	100.79	88.74	65.52	18.54	135.44	41.82	111.56	N/A	406,000	266,004
01/01/2023 To 12/31/2023	2	44.06	44.06	54.82	46.82	80.37	23.43	64.69	N/A	731,398	400,938

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	65	COV :	47.15	95% Median C.I. :	23.43 to 111.56
Total Sales Price :	3,566,796	Wgt. Mean :	60	STD :	33.65	95% Wgt. Mean C.I. :	38.04 to 81.81
Total Adj. Sales Price :	3,566,796	Mean :	71	Avg. Abs. Dev :	27.33	95% Mean C.I. :	40.25 to 102.49
Total Assessed Value :	2,137,290						
Avg. Adj. Sales Price :	509,542	COD :	42.25	MAX Sales Ratio :	111.56		
Avg. Assessed Value :	305,327	PRD :	119.11	MIN Sales Ratio :	23.43		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Grass____											
County	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327
3	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327
____ALL____											
10/01/2021 To 09/30/2024	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Grass____											
County	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327
3	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327
____ALL____											
10/01/2021 To 09/30/2024	7	64.69	71.37	59.92	42.25	119.11	23.43	111.56	23.43 to 111.56	509,542	305,327

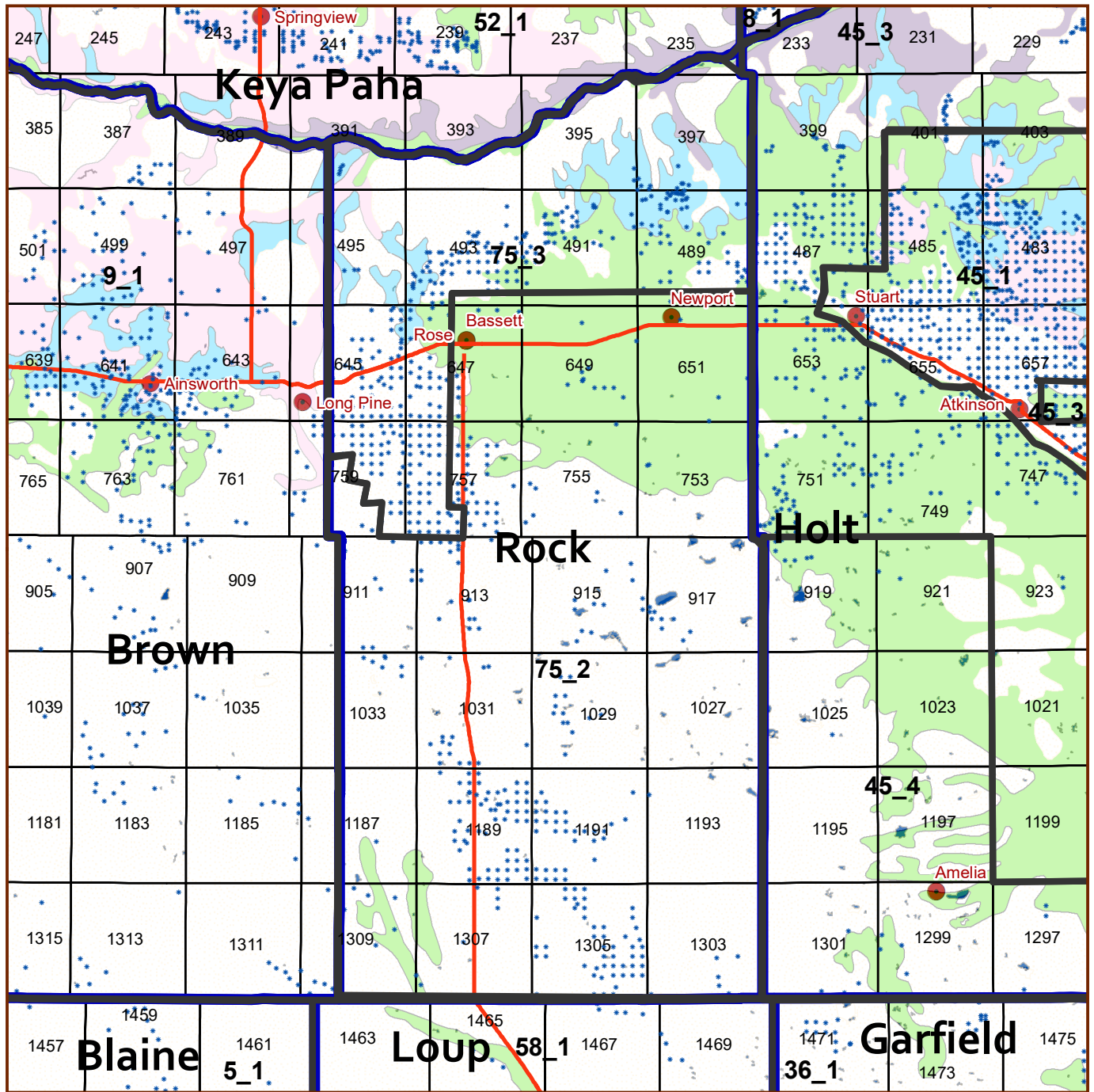
AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_3	Total	Increase	0%

What IF

ROCK COUNTY



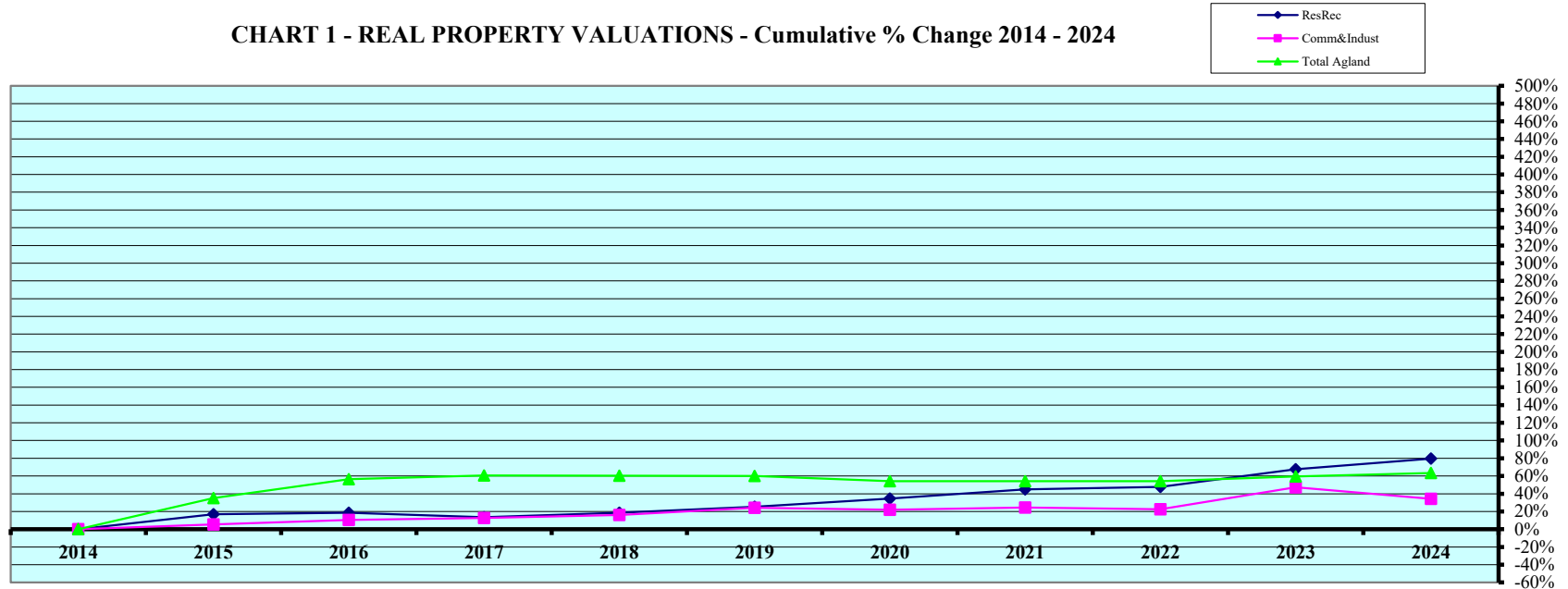
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	25,981,605	-	-	-	7,860,610	-	-	-	363,766,520	-	-	-
2015	30,332,075	4,350,470	16.74%	16.74%	8,288,380	427,770	5.44%	5.44%	491,005,625	127,239,105	34.98%	34.98%
2016	30,795,680	463,605	1.53%	18.53%	8,673,580	385,200	4.65%	10.34%	568,842,495	77,836,870	15.85%	56.38%
2017	29,513,010	-1,282,670	-4.17%	13.59%	8,854,520	180,940	2.09%	12.64%	583,779,900	14,937,405	2.63%	60.48%
2018	30,799,985	1,286,975	4.36%	18.55%	9,129,340	274,820	3.10%	16.14%	583,588,160	-191,740	-0.03%	60.43%
2019	32,529,260	1,729,275	5.61%	25.20%	9,771,465	642,125	7.03%	24.31%	582,048,005	-1,540,155	-0.26%	60.01%
2020	34,953,155	2,423,895	7.45%	34.53%	9,592,025	-179,440	-1.84%	22.03%	561,193,810	-20,854,195	-3.58%	54.27%
2021	37,663,940	2,710,785	7.76%	44.96%	9,772,695	180,670	1.88%	24.32%	560,682,795	-511,015	-0.09%	54.13%
2022	38,357,095	693,155	1.84%	47.63%	9,624,460	-148,235	-1.52%	22.44%	560,756,745	73,950	0.01%	54.15%
2023	43,547,175	5,190,080	13.53%	67.61%	11,578,170	1,953,710	20.30%	47.29%	580,438,655	19,681,910	3.51%	59.56%
2024	46,655,185	3,108,010	7.14%	79.57%	10,546,186	-1,031,984	-8.91%	34.16%	594,261,960	13,823,305	2.38%	63.36%

Rate Annual %chg: Residential & Recreational **6.03%** Commercial & Industrial **2.98%** Agricultural Land **5.03%**

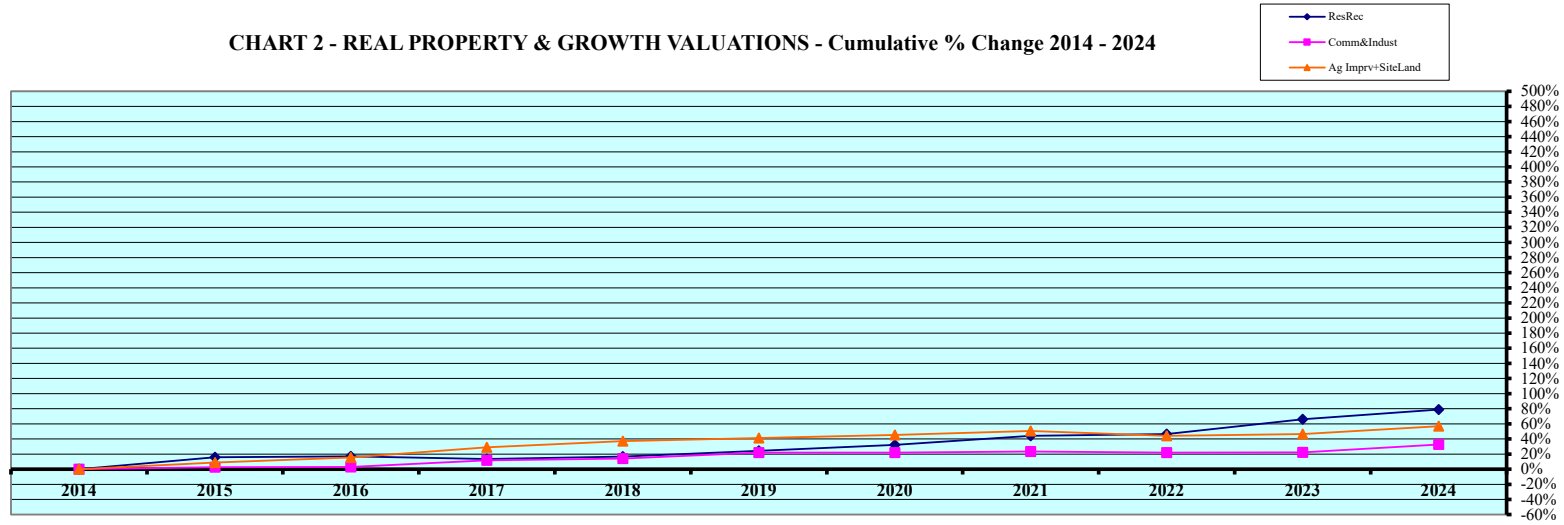
Cnty# **75**
County **ROCK**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	25,981,605	85,415	0.33%	25,896,190	--	--	7,860,610	207,398	2.64%	7,653,212	--	--
2015	30,332,075	264,950	0.87%	30,067,125	15.72%	15.72%	8,288,380	225,020	2.71%	8,063,360	2.58%	2.58%
2016	30,795,680	384,415	1.25%	30,411,265	0.26%	17.05%	8,673,580	584,520	6.74%	8,089,060	-2.40%	2.91%
2017	29,513,010	0	0.00%	29,513,010	-4.17%	13.59%	8,854,520	77,015	0.87%	8,777,505	1.20%	11.66%
2018	30,799,985	491,825	1.60%	30,308,160	2.69%	16.65%	9,129,340	171,910	1.88%	8,957,430	1.16%	13.95%
2019	32,529,260	236,940	0.73%	32,292,320	4.85%	24.29%	9,771,465	193,295	1.98%	9,578,170	4.92%	21.85%
2020	34,953,155	649,335	1.86%	34,303,820	5.46%	32.03%	9,592,025	490	0.01%	9,591,535	-1.84%	22.02%
2021	37,663,940	199,095	0.53%	37,464,845	7.19%	44.20%	9,772,695	80,000	0.82%	9,692,695	1.05%	23.31%
2022	38,357,095	266,720	0.70%	38,090,375	1.13%	46.61%	9,624,460	32,875	0.34%	9,591,585	-1.85%	22.02%
2023	43,547,175	390,625	0.90%	43,156,550	12.51%	66.10%	11,578,170	1,960,495	16.93%	9,617,675	-0.07%	22.35%
2024	46,655,185	176,750	0.38%	46,478,435	6.73%	78.89%	10,546,186	120,560	1.14%	10,425,626	-9.95%	32.63%
Rate Ann%chg	6.03%	Resid & Recreat w/o growth				5.24%	2.98%	C & I w/o growth				-0.52%

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	12,735,215	11,329,870	24,065,085	672,555	2.79%	23,392,530	--	--
2015	13,757,540	13,147,400	26,904,940	729,925	2.71%	26,175,015	8.77%	8.77%
2016	14,660,120	14,429,260	29,089,380	1,304,112	4.48%	27,785,268	3.27%	15.46%
2017	15,986,870	15,062,085	31,048,955	0	0.00%	31,048,955	6.74%	29.02%
2018	17,498,660	17,107,750	34,606,410	1,626,740	4.70%	32,979,670	6.22%	37.04%
2019	17,484,640	17,176,370	34,661,010	709,515	2.05%	33,951,495	-1.89%	41.08%
2020	17,936,390	17,292,665	35,229,055	228,765	0.65%	35,000,290	0.98%	45.44%
2021	18,105,405	18,223,100	36,328,505	67,015	0.18%	36,261,490	2.93%	50.68%
2022	19,114,845	16,388,800	35,503,645	827,165	2.33%	34,676,480	-4.55%	44.09%
2023	19,200,360	17,802,190	37,002,550	1,779,445	4.81%	35,223,105	-0.79%	46.37%
2024	20,015,625	18,173,140	38,188,765	441,905	1.16%	37,746,860	2.01%	56.85%
Rate Ann%chg	4.63%	4.84%	4.73%	Ag Imprv+Site w/o growth			2.37%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

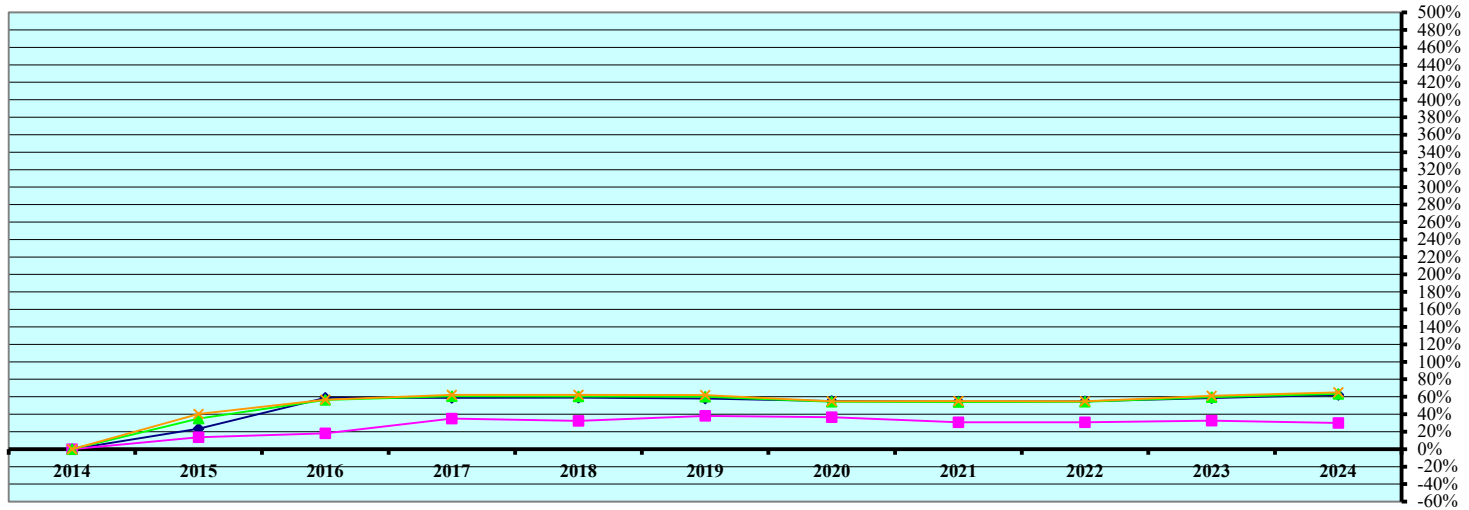
Cnty#
County

75
ROCK

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	102,302,160	-	-	-	2,786,960	-	-	-	254,854,610	-	-	-
2015	126,150,225	23,848,065	23.31%	23.31%	3,166,610	379,650	13.62%	13.62%	357,660,795	102,806,185	40.34%	40.34%
2016	162,406,085	36,255,860	28.74%	58.75%	3,293,675	127,065	4.01%	18.18%	399,114,540	41,453,745	11.59%	56.60%
2017	162,381,195	-24,890	-0.02%	58.73%	3,766,190	472,515	14.35%	35.14%	413,588,285	14,473,745	3.63%	62.28%
2018	162,549,195	168,000	0.10%	58.89%	3,692,445	-73,745	-1.96%	32.49%	413,279,020	-309,265	-0.07%	62.16%
2019	161,536,170	-1,013,025	-0.62%	57.90%	3,848,135	155,690	4.22%	38.08%	412,553,130	-725,890	-0.18%	61.88%
2020	158,604,360	-2,931,810	-1.81%	55.04%	3,808,635	-39,500	-1.03%	36.66%	394,761,875	-17,791,255	-4.31%	54.90%
2021	158,154,215	-450,145	-0.28%	54.60%	3,645,675	-162,960	-4.28%	30.81%	394,862,165	100,290	0.03%	54.94%
2022	158,420,625	266,410	0.17%	54.86%	3,645,675	0	0.00%	30.81%	394,675,405	-186,760	-0.05%	54.86%
2023	162,204,275	3,783,650	2.39%	58.55%	3,696,515	50,840	1.39%	32.64%	410,507,745	15,832,340	4.01%	61.08%
2024	165,969,610	3,765,335	2.32%	62.23%	3,623,660	-72,855	-1.97%	30.02%	420,606,065	10,098,320	2.46%	65.04%

Rate Ann.%chg: Irrigated **4.96%** Dryland **2.66%** Grassland **5.14%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	1,142,045	-	-	-	2,680,745	-	-	-	363,766,520	-	-	-
2015	1,249,375	107,330	9.40%	9.40%	2,778,620	97,875	3.65%	3.65%	491,005,625	127,239,105	34.98%	34.98%
2016	1,250,175	800	0.06%	9.47%	2,778,020	-600	-0.02%	3.63%	568,842,495	77,836,870	15.85%	56.38%
2017	1,264,515	14,340	1.15%	10.72%	2,779,715	1,695	0.06%	3.69%	583,779,900	14,937,405	2.63%	60.48%
2018	1,270,985	6,470	0.51%	11.29%	2,796,515	16,800	0.60%	4.32%	583,588,160	-191,740	-0.03%	60.43%
2019	1,296,655	25,670	2.02%	13.54%	2,813,915	17,400	0.62%	4.97%	582,048,005	-1,540,155	-0.26%	60.01%
2020	1,193,085	-103,570	-7.99%	4.47%	2,825,855	11,940	0.42%	5.41%	561,193,810	-20,854,195	-3.58%	54.27%
2021	1,193,085	0	0.00%	4.47%	2,827,655	1,800	0.06%	5.48%	560,682,795	-511,015	-0.09%	54.13%
2022	1,187,385	-5,700	-0.48%	3.97%	2,827,655	0	0.00%	5.48%	560,756,745	73,950	0.01%	54.15%
2023	1,170,100	-17,285	-1.46%	2.46%	2,860,020	32,365	1.14%	6.69%	580,438,655	19,681,910	3.51%	59.56%
2024	1,178,645	8,545	0.73%	3.20%	2,883,980	23,960	0.84%	7.58%	594,261,960	13,823,305	2.38%	63.36%

Cnty# **75**
County **ROCK**

Rate Ann.%chg: Total Agric Land **5.03%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(¹)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	101,928,750	51,799	1,968			2,786,960	4,023	693			254,965,895	555,959	459		
2015	126,145,470	52,844	2,387	21.31%	21.31%	3,166,610	3,902	812	17.13%	17.13%	357,630,790	553,724	646	40.83%	40.83%
2016	162,411,335	52,996	3,065	28.38%	55.74%	3,289,765	3,879	848	4.50%	22.40%	399,078,270	553,630	721	11.61%	57.18%
2017	163,695,105	53,078	3,084	0.64%	56.73%	6,308,855	6,745	935	10.29%	35.00%	409,871,895	550,493	745	3.29%	62.35%
2018	162,377,620	52,968	3,066	-0.60%	55.79%	3,690,910	3,896	947	1.27%	36.72%	413,329,115	553,534	747	0.29%	62.82%
2019	162,564,945	53,069	3,063	-0.08%	55.67%	3,692,445	3,897	947	0.02%	36.74%	413,225,670	553,379	747	0.00%	62.83%
2020	159,583,435	51,410	3,104	1.33%	57.75%	3,808,635	4,034	944	-0.35%	36.26%	402,587,100	556,024	724	-3.04%	57.88%
2021	158,508,715	51,123	3,101	-0.12%	57.56%	3,645,675	3,851	947	0.27%	36.63%	394,941,115	555,946	710	-1.89%	54.90%
2022	158,403,140	51,092	3,100	-0.01%	57.55%	3,645,675	3,851	947	0.00%	36.63%	394,596,130	555,872	710	-0.07%	54.79%
2023	162,204,275	52,520	3,088	-0.38%	56.95%	3,696,515	3,910	945	-0.14%	36.44%	410,592,595	554,360	741	4.34%	61.50%
2024	166,085,320	52,434	3,167	2.56%	60.97%	3,696,515	3,910	945	0.00%	36.44%	420,554,300	554,310	759	2.44%	65.44%

Rate Annual %chg Average Value/Acre:

5.00%

2.86%

5.13%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	1,142,045	11,426	100			2,680,465	4,467	600			363,504,115	627,674	579		
2015	1,249,375	12,458	100	0.34%	0.34%	2,778,020	4,630	600	0.00%	0.00%	490,970,265	627,558	782	35.09%	35.09%
2016	1,251,075	12,460	100	0.12%	0.46%	2,779,220	4,632	600	0.00%	0.00%	568,809,665	627,598	906	15.85%	56.50%
2017	1,251,815	12,467	100	0.00%	0.46%	2,838,795	4,661	609	1.51%	1.51%	583,966,465	627,445	931	2.69%	60.71%
2018	1,266,065	12,534	101	0.60%	1.07%	2,784,515	4,641	600	-1.48%	0.00%	583,448,225	627,573	930	-0.11%	60.53%
2019	1,270,585	12,579	101	0.00%	1.06%	2,813,915	4,690	600	0.00%	0.00%	583,567,560	627,615	930	0.01%	60.55%
2020	1,199,400	11,867	101	0.06%	1.12%	2,840,295	4,734	600	0.00%	0.00%	570,018,865	628,069	908	-2.39%	56.71%
2021	1,193,085	11,931	100	-1.06%	0.05%	2,827,655	4,713	600	0.00%	0.00%	561,116,245	627,564	894	-1.48%	54.39%
2022	1,186,985	11,870	100	0.00%	0.05%	2,827,655	4,713	600	0.00%	0.00%	560,659,585	627,398	894	-0.05%	54.31%
2023	1,165,035	11,651	100	0.00%	0.05%	2,859,930	4,767	600	0.00%	0.00%	580,518,350	627,208	926	3.57%	59.82%
2024	1,173,770	11,738	100	0.00%	0.05%	2,860,020	4,767	600	0.00%	0.00%	594,369,925	627,160	948	2.39%	63.65%

75

ROCK

Rate Annual %chg Average Value/Acre:

5.04%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,262	ROCK	23,362,261	1,884,912	490,843	44,796,565	10,546,186	0	1,858,620	594,261,960	20,015,625	18,173,140	0	715,390,112
cnty sectorvalue % of total value:		3.27%	0.26%	0.07%	6.26%	1.47%		0.26%	83.07%	2.80%	2.54%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
538	BASSETT	1,779,441	254,507	38,321	23,757,610	6,621,869	0	0	0	0	0	0	32,451,748
42.63%	%sector of county sector	7.62%	13.50%	7.81%	53.03%	62.79%							4.54%
	%sector of municipality	5.48%	0.78%	0.12%	73.21%	20.41%							100.00%
68	NEWPORT	77,835	162,216	3,150	1,736,765	164,560	0	0	13,715	0	0	0	2,158,241
5.39%	%sector of county sector	0.33%	8.61%	0.64%	3.88%	1.56%			0.00%				0.30%
	%sector of municipality	3.61%	7.52%	0.15%	80.47%	7.62%			0.64%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
606	Total Municipalities	1,857,276	416,723	41,471	25,494,377	6,786,430	0	0	13,715	0	0	0	34,609,991
48.06%	%all municip.sectors of cnty	7.95%	22.11%	8.45%	56.91%	64.35%			0.00%				4.84%

Total Real Property
Sum Lines 17, 25, & 30

Records : 3,174

Value : 846,608,926

Growth 1,014,465

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	75	227,510	49	529,210	49	583,775	173	1,340,495	
02. Res Improve Land	431	2,260,745	88	910,740	46	472,500	565	3,643,985	
03. Res Improvements	436	24,592,150	94	12,851,500	62	5,091,305	592	42,534,955	
04. Res Total	511	27,080,405	143	14,291,450	111	6,147,580	765	47,519,435	138,980
% of Res Total	66.80	56.99	18.69	30.07	14.51	12.94	24.10	5.61	13.70
05. Com UnImp Land	18	40,460	4	24,475	7	32,720	29	97,655	
06. Com Improve Land	79	349,230	17	384,275	14	158,495	110	892,000	
07. Com Improvements	79	5,788,804	17	1,397,342	19	2,420,395	115	9,606,541	
08. Com Total	97	6,178,494	21	1,806,092	26	2,611,610	144	10,596,196	780
% of Com Total	67.36	58.31	14.58	17.04	18.06	24.65	4.54	1.25	0.08
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	11	1,384,525	11	1,384,525	
14. Rec Improve Land	0	0	0	0	4	241,185	4	241,185	
15. Rec Improvements	0	0	0	0	7	235,245	7	235,245	
16. Rec Total	0	0	0	0	18	1,860,955	18	1,860,955	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.57	0.22	0.00
Res & Rec Total	511	27,080,405	143	14,291,450	129	8,008,535	783	49,380,390	138,980
% of Res & Rec Total	65.26	54.84	18.26	28.94	16.48	16.22	24.67	5.83	13.70
Com & Ind Total	97	6,178,494	21	1,806,092	26	2,611,610	144	10,596,196	780
% of Com & Ind Total	67.36	58.31	14.58	17.04	18.06	24.65	4.54	1.25	0.08
17. Taxable Total	608	33,258,899	164	16,097,542	155	10,620,145	927	59,976,586	139,760
% of Taxable Total	65.59	55.45	17.69	26.84	16.72	17.71	29.21	7.08	13.78

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	46	13	188	247

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	18,460	26	4,341,460	1,824	602,714,100	1,851	607,074,020
28. Ag-Improved Land	0	0	13	1,499,875	379	148,714,415	392	150,214,290
29. Ag Improvements	0	0	13	381,610	383	28,962,420	396	29,344,030

30. Ag Total				2,247	786,632,340
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth	
	Records	Acres	Value		Records	Acres		Value
31. HomeSite UnImp Land	0	0.00	0		0	0.00		0
32. HomeSite Improv Land	0	0.00	0		3	3.00		30,000
33. HomeSite Improvements	0	0.00	0		4	0.00		239,090
34. HomeSite Total								
35. FarmSite UnImp Land	0	0.00	0		1	3.27		6,540
36. FarmSite Improv Land	0	0.00	0		9	31.54		63,080
37. FarmSite Improvements	0	0.00	0		13	0.00		142,520
38. FarmSite Total								
39. Road & Ditches	0	0.00	0		13	25.75	0	
40. Other- Non Ag Use	0	0.00	0		3	5.96	14,570	
	Rural			Total				
	Records	Acres	Value		Records	Acres	Value	
31. HomeSite UnImp Land	26	22.16	221,600		26	22.16	221,600	
32. HomeSite Improv Land	243	289.88	2,883,850		246	292.88	2,913,850	
33. HomeSite Improvements	255	0.00	16,718,465		259	0.00	16,957,555	
34. HomeSite Total					285	315.04	20,093,005	
35. FarmSite UnImp Land	60	164.98	329,960		61	168.25	336,500	
36. FarmSite Improv Land	307	1,458.97	2,917,940		316	1,490.51	2,981,020	
37. FarmSite Improvements	350	0.00	12,243,955		363	0.00	12,386,475	
38. FarmSite Total					424	1,658.76	15,703,995	
39. Road & Ditches	964	3,257.75	0		977	3,283.50	0	
40. Other- Non Ag Use	91	1,781.41	3,222,850		94	1,787.37	3,237,420	
41. Total Section VI					709	7,044.67	39,034,420	

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	11	1,047.00	721,280	11	1,047.00	721,280

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	46.00	0.26%	131,100	0.28%	2,850.00
47. 2A1	55.00	0.31%	151,250	0.33%	2,750.00
48. 2A	801.31	4.50%	2,183,570	4.71%	2,725.00
49. 3A1	2,048.71	11.50%	5,480,290	11.83%	2,675.00
50. 3A	2,713.54	15.24%	7,190,880	15.52%	2,650.00
51. 4A1	10,170.05	57.10%	26,442,120	57.08%	2,600.00
52. 4A	1,975.61	11.09%	4,741,465	10.24%	2,400.00
53. Total	17,810.22	100.00%	46,320,675	100.00%	2,600.79
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	59.00	26.74%	72,570	30.65%	1,230.00
57. 2D	1.00	0.45%	1,230	0.52%	1,230.00
58. 3D1	84.00	38.06%	92,400	39.03%	1,100.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	76.68	34.75%	70,545	29.80%	919.99
62. Total	220.68	100.00%	236,745	100.00%	1,072.80
Grass					
63. 1G1	114,898.05	26.77%	143,472,355	32.94%	1,248.69
64. 1G	532.78	0.12%	633,160	0.15%	1,188.41
65. 2G1	71,540.40	16.67%	79,550,500	18.27%	1,111.97
66. 2G	2,606.06	0.61%	2,471,210	0.57%	948.26
67. 3G1	97,520.29	22.72%	86,737,160	19.92%	889.43
68. 3G	137,037.33	31.93%	119,807,685	27.51%	874.27
69. 4G1	571.58	0.13%	322,760	0.07%	564.68
70. 4G	4,475.56	1.04%	2,530,610	0.58%	565.43
71. Total	429,182.05	100.00%	435,525,440	100.00%	1,014.78
Irrigated Total	17,810.22	3.85%	46,320,675	9.54%	2,600.79
Dry Total	220.68	0.05%	236,745	0.05%	1,072.80
Grass Total	429,182.05	92.82%	435,525,440	89.72%	1,014.78
72. Waste	11,533.35	2.49%	1,153,300	0.24%	100.00
73. Other	3,643.49	0.79%	2,186,085	0.45%	600.00
74. Exempt	3,273.16	0.71%	3,350,165	0.69%	1,023.53
75. Market Area Total	462,389.79	100.00%	485,422,245	100.00%	1,049.81

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	274.90	0.77%	1,140,835	0.81%	4,150.00
47. 2A1	61.00	0.17%	250,100	0.18%	4,100.00
48. 2A	13,389.44	37.47%	53,557,760	38.07%	4,000.00
49. 3A1	5,305.44	14.85%	20,838,995	14.81%	3,927.85
50. 3A	3,383.29	9.47%	13,277,295	9.44%	3,924.37
51. 4A1	12,754.90	35.69%	49,731,835	35.35%	3,899.04
52. 4A	568.38	1.59%	1,892,550	1.35%	3,329.73
53. Total	35,737.35	100.00%	140,689,370	100.00%	3,936.76
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	396.55	11.08%	501,635	12.82%	1,265.00
56. 2D1	81.00	2.26%	99,630	2.55%	1,230.00
57. 2D	376.81	10.53%	463,475	11.85%	1,230.00
58. 3D1	1,489.57	41.62%	1,638,525	41.88%	1,100.00
59. 3D	218.04	6.09%	231,120	5.91%	1,059.99
60. 4D1	525.55	14.68%	525,550	13.43%	1,000.00
61. 4D	491.54	13.73%	452,225	11.56%	920.02
62. Total	3,579.06	100.00%	3,912,160	100.00%	1,093.07
Grass					
63. 1G1	12,435.43	10.08%	15,544,465	13.33%	1,250.01
64. 1G	1,792.35	1.45%	2,117,435	1.82%	1,181.37
65. 2G1	10,948.61	8.87%	12,200,470	10.46%	1,114.34
66. 2G	20,182.68	16.35%	21,092,280	18.09%	1,045.07
67. 3G1	37,784.06	30.61%	37,500,970	32.16%	992.51
68. 3G	12,078.12	9.79%	10,351,150	8.88%	857.02
69. 4G1	6,115.11	4.95%	4,486,025	3.85%	733.60
70. 4G	22,091.90	17.90%	13,307,005	11.41%	602.35
71. Total	123,428.26	100.00%	116,599,800	100.00%	944.68
Irrigated Total	35,737.35	21.69%	140,689,370	53.66%	3,936.76
Dry Total	3,579.06	2.17%	3,912,160	1.49%	1,093.07
Grass Total	123,428.26	74.91%	116,599,800	44.47%	944.68
72. Waste	475.59	0.29%	47,555	0.02%	99.99
73. Other	1,544.65	0.94%	926,790	0.35%	600.00
74. Exempt	302.30	0.18%	348,030	0.13%	1,151.27
75. Market Area Total	164,764.91	100.00%	262,175,675	100.00%	1,591.21

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	341.18	1,018,860	53,206.39	185,991,185	53,547.57	187,010,045
77. Dry Land	0.00	0	0.00	0	3,799.74	4,148,905	3,799.74	4,148,905
78. Grass	16.33	18,460	4,105.49	4,651,065	548,488.49	547,455,715	552,610.31	552,125,240
79. Waste	0.00	0	13.68	1,365	11,995.26	1,199,490	12,008.94	1,200,855
80. Other	0.00	0	93.09	55,855	5,095.05	3,057,020	5,188.14	3,112,875
81. Exempt	0.00	0	10.30	13,170	3,565.16	3,685,025	3,575.46	3,698,195
82. Total	16.33	18,460	4,553.44	5,727,145	622,584.93	741,852,315	627,154.70	747,597,920

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	53,547.57	8.54%	187,010,045	25.01%	3,492.41
Dry Land	3,799.74	0.61%	4,148,905	0.55%	1,091.89
Grass	552,610.31	88.11%	552,125,240	73.85%	999.12
Waste	12,008.94	1.91%	1,200,855	0.16%	100.00
Other	5,188.14	0.83%	3,112,875	0.42%	600.00
Exempt	3,575.46	0.57%	3,698,195	0.49%	1,034.33
Total	627,154.70	100.00%	747,597,920	100.00%	1,192.05

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	9,640	1	10,000	3	123,795	4	143,435	14,485
83.2 Bassett	30	102,750	358	1,995,395	362	23,147,840	392	25,245,985	30,405
83.3 Bassett Sub Vacant	24	149,260	5	62,110	5	1,166,485	29	1,377,855	51,220
83.4 Bassett Suburban	16	207,695	73	773,230	78	10,961,220	94	11,942,145	42,870
83.5 Bassett Vacant	9	24,475	1	8,400	1	62,775	10	95,650	0
83.6 Newport	10	18,960	61	217,610	62	1,273,130	72	1,509,700	0
83.7 Newport Res	4	3,200	6	14,850	6	32,835	10	50,885	0
83.8 Newport Suburban	3	78,400	4	15,400	5	98,125	8	191,925	0
83.9 Newport Vacant	22	78,125	5	24,490	5	75,570	27	178,185	0
83.10 Rural	65	2,052,515	55	763,685	72	5,828,425	137	8,644,625	0
84 Residential Total	184	2,725,020	569	3,885,170	599	42,770,200	783	49,380,390	138,980

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	2	15,700	2	155,750	2	171,450	0
85.2	Bassett	9	24,500	71	353,860	71	6,266,294	80	6,644,654	780
85.3	Bassett Suburban	4	24,475	13	357,095	13	711,672	17	1,093,242	0
85.4	Bassett Vacant	3	5,340	0	0	0	0	3	5,340	0
85.5	Newport	3	375	10	10,550	10	143,390	13	154,315	0
85.6	Newport Suburban	0	0	1	800	1	1,960	1	2,760	0
85.7	Newport Vacant	3	10,245	0	0	0	0	3	10,245	0
85.8	Rural	1	1,500	2	6,000	3	6,935	4	14,435	0
85.9	Rural Commercial	6	31,220	11	147,995	15	2,320,540	21	2,499,755	0
86	Commercial Total	29	97,655	110	892,000	115	9,606,541	144	10,596,196	780

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	114,559.68	26.95%	143,201,655	33.07%	1,250.02
88. 1G	532.78	0.13%	633,160	0.15%	1,188.41
89. 2G1	70,851.12	16.67%	78,999,075	18.24%	1,115.00
90. 2G	2,069.11	0.49%	2,202,735	0.51%	1,064.58
91. 3G1	96,096.14	22.61%	85,938,460	19.85%	894.30
92. 3G	136,630.81	32.14%	119,560,325	27.61%	875.06
93. 4G1	136.92	0.03%	105,430	0.02%	770.01
94. 4G	4,192.51	0.99%	2,389,085	0.55%	569.85
95. Total	425,069.07	100.00%	433,029,925	100.00%	1,018.73
CRP					
96. 1C1	338.37	20.28%	270,700	21.26%	800.01
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	689.28	41.32%	551,425	43.31%	800.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	346.50	20.77%	259,875	20.41%	750.00
101. 3C	294.00	17.62%	191,100	15.01%	650.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,668.15	100.00%	1,273,100	100.00%	763.18
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	536.95	21.96%	268,475	21.96%	500.00
109. 3T1	1,077.65	44.08%	538,825	44.08%	500.00
110. 3T	112.52	4.60%	56,260	4.60%	500.00
111. 4T1	434.66	17.78%	217,330	17.78%	500.00
112. 4T	283.05	11.58%	141,525	11.58%	500.00
113. Total	2,444.83	100.00%	1,222,415	100.00%	500.00
Grass Total	425,069.07	99.04%	433,029,925	99.43%	1,018.73
CRP Total	1,668.15	0.39%	1,273,100	0.29%	763.18
Timber Total	2,444.83	0.57%	1,222,415	0.28%	500.00
114. Market Area Total	429,182.05	100.00%	435,525,440	100.00%	1,014.78

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,435.43	11.44%	15,544,465	14.24%	1,250.01
88. 1G	1,782.97	1.64%	2,112,745	1.94%	1,184.96
89. 2G1	10,925.61	10.05%	12,182,070	11.16%	1,115.00
90. 2G	19,946.66	18.35%	20,957,770	19.19%	1,050.69
91. 3G1	37,178.37	34.21%	37,178,370	34.05%	1,000.00
92. 3G	11,344.97	10.44%	9,984,575	9.14%	880.09
93. 4G1	5,290.55	4.87%	4,073,745	3.73%	770.00
94. 4G	9,779.30	9.00%	7,150,705	6.55%	731.21
95. Total	108,683.86	100.00%	109,184,445	100.00%	1,004.61
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	23.00	14.65%	18,400	15.12%	800.00
99. 2C	55.00	35.03%	44,000	36.17%	800.00
100. 3C1	79.01	50.32%	59,260	48.71%	750.03
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	157.01	100.00%	121,660	100.00%	774.86
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	9.38	0.06%	4,690	0.06%	500.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	181.02	1.24%	90,510	1.24%	500.00
109. 3T1	526.68	3.61%	263,340	3.61%	500.00
110. 3T	733.15	5.03%	366,575	5.03%	500.00
111. 4T1	824.56	5.65%	412,280	5.65%	500.00
112. 4T	12,312.60	84.41%	6,156,300	84.41%	500.00
113. Total	14,587.39	100.00%	7,293,695	100.00%	500.00
Grass Total	108,683.86	88.05%	109,184,445	93.64%	1,004.61
CRP Total	157.01	0.13%	121,660	0.10%	774.86
Timber Total	14,587.39	11.82%	7,293,695	6.26%	500.00
114. Market Area Total	123,428.26	100.00%	116,599,800	100.00%	944.68

2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)

75 Rock

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	44,796,565	47,519,435	2,722,870	6.08%	138,980	5.77%
02. Recreational	1,858,620	1,860,955	2,335	0.13%	0	0.13%
03. Ag-Homesite Land, Ag-Res Dwelling	20,015,625	20,093,005	77,380	0.39%	235,200	-0.79%
04. Total Residential (sum lines 1-3)	66,670,810	69,473,395	2,802,585	4.20%	374,180	3.64%
05. Commercial	10,546,186	10,596,196	50,010	0.47%	780	0.47%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	10,546,186	10,596,196	50,010	0.47%	780	0.47%
08. Ag-Farmsite Land, Outbuildings	14,931,870	15,703,995	772,125	5.17%	639,505	0.89%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,241,270	3,237,420	-3,850	-0.12%		
11. Total Non-Agland (sum lines 8-10)	18,173,140	18,941,415	768,275	4.23%	639,505	0.71%
12. Irrigated	165,969,610	187,010,045	21,040,435	12.68%		
13. Dryland	3,623,660	4,148,905	525,245	14.49%		
14. Grassland	420,606,065	552,125,240	131,519,175	31.27%		
15. Wasteland	1,178,645	1,200,855	22,210	1.88%		
16. Other Agland	2,883,980	3,112,875	228,895	7.94%		
17. Total Agricultural Land	594,261,960	747,597,920	153,335,960	25.80%		
18. Total Value of all Real Property (Locally Assessed)	689,652,096	846,608,926	156,956,830	22.76%	1,014,465	22.61%

2025 Assessment Survey for Rock County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	none
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$132,000
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,000 includes MIPS and gWorks
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000 for dues/registrations, \$2,000 for education and \$3,500 for travel & milage expenses
12.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes, but there not being kept up to date.
5.	If so, who maintains the Cadastral Maps?
	Assessor
6.	Does the county have GIS software?
	Yes, through gWorks
7.	Is GIS available to the public? If so, what is the web address?
	Yes – https://rock.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks full support
9.	What type of aerial imagery is used in the cyclical review of properties?
	gworks obliques and aerial imagery flown by Cornerstone mapping.
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Bassett and Newport
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services:
	Lac Mac Assessment
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Lac Mac Assessment
2.	If so, is the appraisal or listing service performed under contract?
	yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, however the assessor has the final say.

2025 Residential Assessment Survey for Rock County

1.	Valuation data collection done by:
	County Assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation studies are based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	One depreciation table has been developed based on the market with additional economic added to Valuation Group 3 and the Rural improvements.
5.	Describe the methodology used to determine the residential lot values?
	A vacant land sales analysis was performed on five years' worth of sales. There are two land tables in the CAMA, one for Bassett and another for Newport.
6.	How are rural residential site values developed?
	Rural residential site values are developed based on sales and through local market information.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	All lots are treated the same, currently there is no difference.

2025 Commercial Assessment Survey for Rock County

1.	Valuation data collection done by:
	County Assessor and staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
2a.	Describe the process used to determine the value of unique commercial properties.
	At this time the county assessor hasn't had any unique properties to value. When the situation arises similar properties in surrounding counties would be used as comparables as well as properties statewide.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The depreciation study is developed based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, one table is used based on sales and the market.
5.	Describe the methodology used to determine the commercial lot values.
	A vacant land sales analysis was performed.

2025 Agricultural Assessment Survey for Rock County

1.	Valuation data collection done by:
	County Assessor and staff
2.	Describe the process used to determine and monitor market areas.
	The market areas are developed by similar topography, soil characteristics and geographic characteristics. Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may lead to a difference in areas, etc.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Land is classified as rural residential or recreational land based on the primary use of the parcel at assessment date. Rural residential land is directly associated with a residence and has no agricultural use. Recreational land is defined according to Regulation 10.001.05E.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Currently, the county does have feedlots which are valued at \$8,000/acre. Back grounding is any acres that are not in the feedlot value such as dry or grass land and is valued at \$2,000/acre. There are usually planted to some type of cover crop and the cows are let on it. The back grounding is determined through the aerial photos.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	WRP values are based on sales from the county and surrounding area with a current value of \$465 per acre.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CRP, sand and some standing water
	<u>If your county has special value applications, please answer the following</u>
7a.	How many parcels have a special valuation application on file?
	None
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A

7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

ROCK COUNTY PLAN OF ASSESSMENT

THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND THE TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE ASSESSOR PLANS TO EXAMINE DURING THE YEARS CONTAINED IN THE PLAN OF ASSESSMENT. THE PLAN SHALL DESCRIBE ALL THE ASSESSMENT ACTIONS NECESSARY TO ACHIEVE THE LEVEL OF VALUE AND QUALITY OF ASSESSMENT PRACTICES REQUIRED BY LAW AND THE RESOURCES NECESSARY TO COMPLETE THOSE ACTIONS. THE PLAN SHALL BE PRESENTED TO THE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 31 EACH YEAR. THE COUNTY ASSESSOR MAY AMEND THE PLAN, IF NECESSARY AFTER THE BUDGET IS APPROVED BY THE COUNTY BOARD. A COPY OF THE PLAN AND ANY AMENDMENTS THERETO SHALL BE MAILED TO THE DEPARTMENT OF REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

Real Property in Rock County for tax year 2024 satisfies the requirements of Neb. Const. Art. VIII §1, and Neb. Stat §77-1311.02

Rock County has a total valuation of \$690,044,361 for 2024.

The Parcel count for Real Property in 2024 is 3369.

Permissive Exemptions filed and approved by our office and the Rock County Commissioners for 2024 tax year were 15.

2024 Sales Statistics Ratio as determined by the Tax Equalization Commission.

Residential value -	Assessment Ratio - 94%
Commercial value -	Assessment Ratio – 100%
Agricultural land value -	Assessment Ratio – 71%

ASSESSMENT

Costing tables were updated to 2023 for all residential properties in Bassett and the Hill for 2024 and depreciation tables were adjusted as well.

Commercial property in Bassett for 2024 got updated costing tables (23) and a flat 10% reduction was done.

Grass county wide was adjusted and Irrigated in Area 3 had some adjustment.

Sales ratios studies reviewed as follows:

The new 2024 Land Assessment ratios calculated to –

Area 2 - IRR - No change

Area 3 - IRR - Changes made to 3A1, 3A, 4A1 and 4A

All areas of Dryland - No change

All areas of Grass - Changes made to 3G1, 3G, 4G1 and 4G

We will continue our pickup work (Appraisal Maintenance) over the summer. We will be using our Oblique's and aerials for this as we will continually check for any changes revealed from our Oblique and aerial photos that may have been missed from prior years. Our office will try to contact owners by phone and/ or newspaper notices prior to our visit. Our focus will be to look for changes and any additions. We will verify measurements are correct if we notice there has been changes made. We do not ask for an interior inspection unless we are invited in and/ or the owner has given us prior permission.

We are and always will continue to work on our quality and uniformity of our assessment.

New photos are taken continually as simple proof that we have been at each parcel.

2025

Start reviewing residential in Bassett and Newport for 2025

Start Reviewing improved parcels North of Hwy 20

Revalue Ag Land if needed per sales studies.

Review all City Permits.

Review County Zoning Permits.

Pick Up Work.

2026

Continue reviewing improved parcels North of Hwy 20.

Start reviewing improved parcels south of Hwy 20

Revalue Ag Land if needed per sales studies.

Review and update all depreciation tables.

Review all City Permits.

Review County Zoning Permits.

Pick Up Work.

2027

Continue reviewing improved parcels South of Hwy 20

Revalue Ag Land if needed per sales studies

Review all City Permits

Review all County Permits

Pick Up work

The plan has been made to update cost tables for Improvements every three or four years. This time frame will lessen the impact for taxpayers but will ensure the office has kept values current.

TJ Ellermeier
Rock County Assessor

June 15, 2024
(July 16, 2024)